

EASTPOINTE COUNTRY CLUB PUD PLAT 15

SHEET 1 OF 5

BEING A REPLAT OF TRACTS "C", "E", AND THE WATER MANAGEMENT TRACT, TOGETHER WITH TRACT "B", OF PLAT NO. 14 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 56, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO TOGETHER WITH A PORTION OF THE WATER MANAGEMENT TRACT AND GOLF COURSE, AS SHOWN ON PLAT NO. 12 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 41, PAGE 168, SAID PUBLIC RECORDS; ALSO TOGETHER WITH A PORTION OF TRACT "H", PLAT NO. 14A EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 59, PAGE 136, SAID PUBLIC RECORDS; LYING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS, THAT EASTPOINTE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS EASTPOINTE COUNTRY CLUB PUD PLAT 15, BEING A REPLAT OF TRACTS "C", "E", AND THE WATER MANAGEMENT TRACT, TOGETHER WITH TRACT "B", OF PLAT NO. 14 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 56, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO TOGETHER WITH A PORTION OF THE WATER MANAGEMENT TRACT AND GOLF COURSE, AS SHOWN ON PLAT NO. 12 EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 41, PAGE 168, SAID PUBLIC RECORDS; ALSO TOGETHER WITH A PORTION OF TRACT "H", PLAT NO. 14A EASTPOINTE SUBDIVISION, AS RECORDED IN PLAT BOOK 59, PAGE 136, SAID PUBLIC RECORDS; LYING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PLAT NO. 14 EASTPOINTE SUBDIVISION; THENCE, SOUTH 01°15'32" WEST, ALONG THE WEST LINE OF SAID PLAT, THE WEST LINE OF SAID PLAT NO. 12 EASTPOINTE SUBDIVISION, AND THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2228.50' TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE, SOUTH 01°15'24" WEST, CONTINUING ALONG THE WEST LINE OF SAID PLAT NO. 12 EASTPOINTE SUBDIVISION AND ALONG THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 2302.89 FEET TO THE SOUTHWEST CORNER OF SAID WATER MANAGEMENT TRACT OF PLAT NO. 12 EASTPOINTE SUBDIVISION AND THE SOUTHWEST CORNER OF SAID SECTION; THENCE, SOUTH 89°13'26" EAST, DEPARTING SAID WEST LINE, AND ALONG THE SOUTH LINE OF SAID PLAT AND THE BOUNDARY OF SAID WATER MANAGEMENT TRACT, A DISTANCE OF 1273.40 FEET; THENCE, NORTH 30°50'32" EAST, DEPARTING SAID SOUTH PLAT LINE, AND CONTINUING ALONG SAID TRACT BOUNDARY FOR THIS AND THE NEXT SEVEN COURSES, A DISTANCE OF 26.54 FEET; THENCE, NORTH 14°09'28" WEST, A DISTANCE OF 35.36 FEET; THENCE, NORTH 59°09'27" WEST, A DISTANCE OF 5.60 FEET; THENCE, NORTH 89°13'14" WEST, A DISTANCE OF 1068.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 125°32'51", A DISTANCE OF 43.82 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 36°19'37" EAST, A DISTANCE OF 189.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 150.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°15'07", A DISTANCE OF 102.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 50.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°55'49", A DISTANCE OF 28.74 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 90.00 FEET; THENCE, NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°31'24", A DISTANCE OF 2.39 FEET TO THE END OF SAID CURVE AND THE BOUNDARY OF PLAT NO. 12A EASTPOINTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 124, SAID PUBLIC RECORDS; THENCE, NORTH 01°11'47" EAST, ALONG SAID PLAT BOUNDARY, A DISTANCE OF 377.53 FEET TO A POINT ON A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 95.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 18°57'04" EAST; THENCE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°04'14", A DISTANCE OF 108.55 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 04°58'42" WEST, CONTINUING ALONG SAID TRACT BOUNDARY FOR THIS AND THE NEXT TWENTY-THREE COURSES, A DISTANCE OF 151.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 80.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°05'00", A DISTANCE OF 40.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 150.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°41'38", A DISTANCE OF 101.30 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 14°35'20" WEST, A DISTANCE OF 68.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 90.00 FEET; THENCE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°04'46", A DISTANCE OF 50.39 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 46°40'06" WEST, A DISTANCE OF 139.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 155°47'19", A DISTANCE OF 54.38 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 22°27'25" EAST, A DISTANCE OF 163.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 140.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°12'06", A DISTANCE OF 98.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 150.00 FEET; THENCE, NORTH 17°44'41" WEST, A DISTANCE OF 96.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 140.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°11'41", A DISTANCE OF 61.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 150.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°19'50", A DISTANCE OF 110.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 150.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°08'22", A DISTANCE OF 94.61 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 01°15'32" EAST, A DISTANCE OF 181.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 140.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°03'46", A DISTANCE OF 83.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 60.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°53'54", A DISTANCE OF 53.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 50.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°28'52", A DISTANCE OF 36.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 50.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°50'33", A DISTANCE OF 67.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°11'53", A DISTANCE OF 45.55 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 01°15'36" EAST, A DISTANCE OF 52.22 FEET TO A POINT ON A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 29°35'46" EAST; THENCE, NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°42'18", A DISTANCE OF 7.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 100.00 FEET; THENCE, NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°42'28", A DISTANCE OF 121.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 270.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°43'22", A DISTANCE OF 154.20 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET; THENCE, NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°18'15", A DISTANCE OF 152.55 FEET TO A POINT ON THE BOUNDARY OF SAID GOLF COURSE AND THE END OF SAID CURVE; THENCE, SOUTH 57°45'09" EAST, DEPARTING SAID TRACT BOUNDARY, AND ALONG SAID GOLF COURSE BOUNDARY, A DISTANCE OF 389.57 FEET TO THE SOUTHWEST CORNER OF PLAT NO. 9 EASTPOINTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 168, SAID PUBLIC RECORDS; THENCE, NORTH 32°13'14" EAST, CONTINUING ALONG SAID GOLF COURSE BOUNDARY FOR THIS AND THE NEXT SIX COURSES, AND ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 943.73 FEET; THENCE, NORTH 16°05'05" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 147.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET; THENCE, NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 123°52'35", A DISTANCE OF 75.67 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 72°12'30" EAST, A DISTANCE OF 98.88 FEET; THENCE, NORTH 39°33'05" EAST, A DISTANCE OF 170.00 FEET; THENCE, NORTH 50°23'01" WEST, A DISTANCE OF 307.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1030.00 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE AND THE BOUNDARY OF SAID TRACT "B", THROUGH A CENTRAL ANGLE OF 34°56'38", A DISTANCE OF 628.18 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 15°26'23" WEST, CONTINUING ALONG SAID BOUNDARY OF TRACT "B" FOR THIS AND THE NEXT THREE COURSES, A DISTANCE OF 56.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 1530.00 FEET; THENCE, NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°32'21", A DISTANCE OF 201.32 FEET; THENCE, NORTH 48°57'01" WEST, A DISTANCE OF 32.84 FEET; THENCE, NORTH 90°00'00" WEST, A DISTANCE OF 277.13 FEET; THENCE, NORTH 00°00'00" EAST, CONTINUING ALONG SAID TRACT BOUNDARY AND THE BOUNDARY OF SAID TRACT "C", A DISTANCE OF 802.81 FEET; THENCE, NORTH 90°00'00" EAST, CONTINUING ALONG SAID BOUNDARY OF TRACT "C", A DISTANCE OF 14.48 FEET; THENCE, NORTH 84°29'01" EAST, DEPARTING SAID BOUNDARY OF TRACT "C", AND ALONG THE BOUNDARY OF SAID TRACT "E", A DISTANCE OF 305.24 FEET; THENCE, SOUTH 47°15'08" EAST, DEPARTING THE BOUNDARY OF SAID TRACT "E", A DISTANCE OF 37.31 FEET TO THE BOUNDARY OF SAID TRACT "H" AND A POINT ON A CURVE CONCAVE WEST, HAVING A RADIUS OF 640.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 88°59'18" WEST; THENCE, NORTHERLY, ALONG SAID CURVE AND SAID BOUNDARY OF TRACT "H" AND SAID BOUNDARY OF TRACT "E", THROUGH A CENTRAL ANGLE OF 06°31'41", A DISTANCE OF 72.92 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 05°30'59" WEST, CONTINUING ALONG SAID BOUNDARY OF TRACT "E", A DISTANCE OF 35.00 FEET; THENCE, SOUTH 84°29'01" WEST, CONTINUING ALONG SAID BOUNDARY OF TRACT "E", A DISTANCE OF 18.00 FEET; THENCE, NORTH 05°30'59" WEST, CONTINUING ALONG SAID BOUNDARY OF TRACT "E", A DISTANCE OF 102.93 FEET; THENCE, NORTH 42°56'33" WEST, CONTINUING ALONG SAID BOUNDARY OF TRACT "E" AND THE BOUNDARY OF SAID WATER MANAGEMENT TRACT OF PLAT NO. 14 EASTPOINTE SUBDIVISION, A DISTANCE OF 134.93 FEET; THENCE, SOUTH 24°29'01" WEST, CONTINUING ALONG SAID WATER MANAGEMENT TRACT BOUNDARY, A DISTANCE OF 555.42 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,561,771 SQUARE FEET OR 58.81 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT A AND TRACT B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EASTPOINTE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT C, TRACT D, AND TRACT E, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EASTPOINTE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF EASTPOINTE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACTS W1, W2, AND W3, INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED AND CONVEYED, IN FEE SIMPLE ABSOLUTE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT AND OTHER LAWFUL PURPOSES, SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF EASTPOINTE HOME OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS

THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF EASTPOINTE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THESE EASEMENT AREAS.

THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR UNOBSTRUCTED EQUIPMENT, PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF EASTPOINTE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS GRANTEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF February, 2022.

WITNESS (1): [Signature]
PRINT NAME: Jacob Rosuck
WITNESS (2): [Signature]
PRINT NAME: Diana Rocchio

EASTPOINTE COUNTRY CLUB, INC.
A FLORIDA NOT FOR PROFIT CORPORATION
BY: [Signature]
PAUL ROGERS, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF February, 2022, BY PAUL ROGERS, AS PRESIDENT FOR EASTPOINTE COUNTRY CLUB, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 08/15/2025

[Signature]
SIGNATURE
[Signature]
(LAURIE PIEL) - NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE EASTPOINTE HOME OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF February, 2022.

WITNESS (1): [Signature]
PRINT NAME: Jacob Rosuck
WITNESS (2): [Signature]
PRINT NAME: Diana Rocchio

EASTPOINTE HOME OWNERS' ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION
BY: [Signature]
IRA BERGER, PRESIDENT

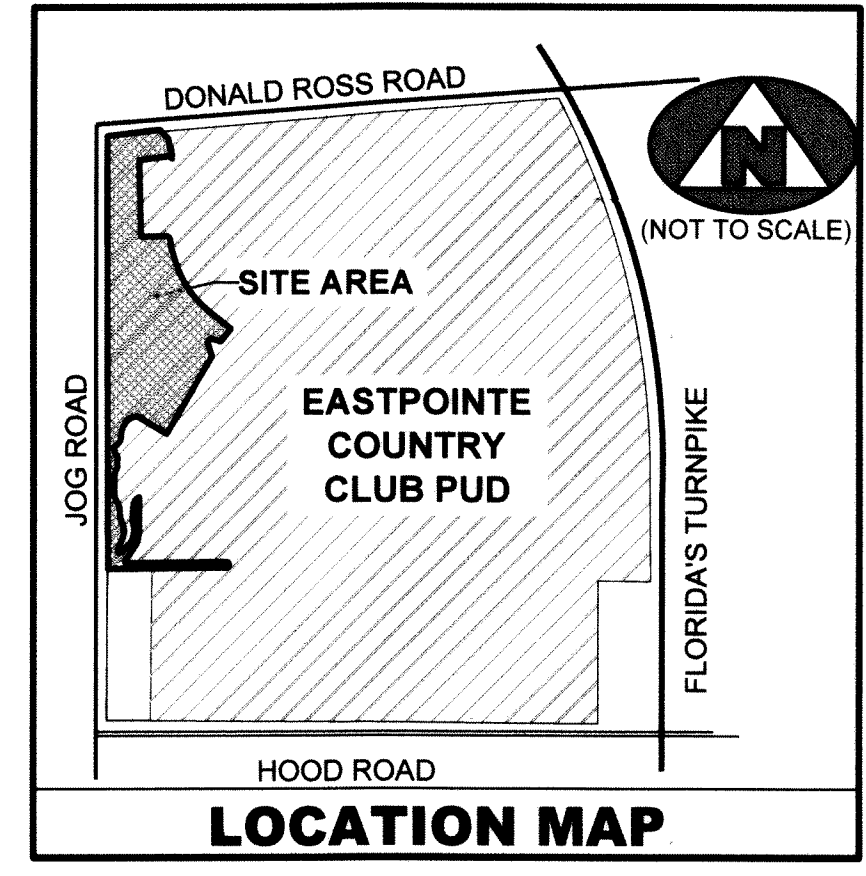
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF February, 2022, BY IRA BERGER, AS PRESIDENT FOR EASTPOINTE HOME OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 08/15/2025

[Signature]
SIGNATURE
[Signature]
(LAURIE PIEL) - NOTARY PUBLIC



SITE DATA:
Control No. 1980-00028

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 9:17 AM THIS 27 DAY
OF June, 2022
AND DULY RECORDED IN PLAT BOOK
NO. 134 ON PAGES 9-13
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK



COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 96-33 AND IN ACCORDANCE WITH SECTION 177.07(1)(2), F.S. THIS 21st DAY OF JUNE, 2022 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.09(1)(f), F.S.

BY: [Signature]
DAVID L. RICKS, P.E. - COUNTY ENGINEER

SURVEYOR & MAPPER'S NOTES:

- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
6. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE ASSUMED BEARING OF SOUTH 01°15'22" WEST, ALONG THE WEST LINE OF PLAT NO. 14 EASTPOINTE SUBDIVISION, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO. BEARING ROTATION PLAT TO GRID IS 00°00'48" (COUNTERCLOCKWISE).
7. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
8. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
9. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000303 (GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE)
10. THE LAND SHOWN HEREON IS SUBJECT TO AN BLANKET EASEMENT TO COMCAST FLORIDA/GEOORGIA, LLC RECORDED IN OFFICIAL RECORDS BOOK 24683, PAGE 348, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
11. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED IN, OVER, UNDER OR UPON THE INGRESS/EGRESS EASEMENTS, WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS OR WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, UNLESS AND UNTIL APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 3918, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 801 NORTHPOINT PARKWAY, SUITE 35, WEST PALM BEACH, FL 33407

SURVEYOR & MAPPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.09(1)(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 2/21/2022
[Signature]
STEPHEN L. SHIRLEY, P.S.M.
LICENSE NO. LS3918
STATE OF FLORIDA



ASSOCIATED LAND SURVEYORS, INC.
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